

Sinclair  Hammelton



OFFERS AROUND

£375,000

2 Lansdowne Road

Bromley, BR1 3LZ

PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this modern two bedroom, two bathroom first floor apartment, situated in the ever-popular Sundridge Park area. The property is ideal for commuters, located just 0.1 miles from Sundridge Park Station and under a mile from Bromley South Station, with local bus routes also close by.

The apartment is only a short walk from Sundridge Park High Street, which offers a variety of independent shops, cafés and a newly refurbished public house, making it a convenient and attractive location.

The accommodation comprises a welcoming entrance hallway, a well-proportioned modern kitchen, and a spacious living and dining area. There are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a separate family bathroom.

Externally, the property further benefits from secure gated parking. Also worth noting there is no Ground rent as the lease has recently been extended.

2



2



1

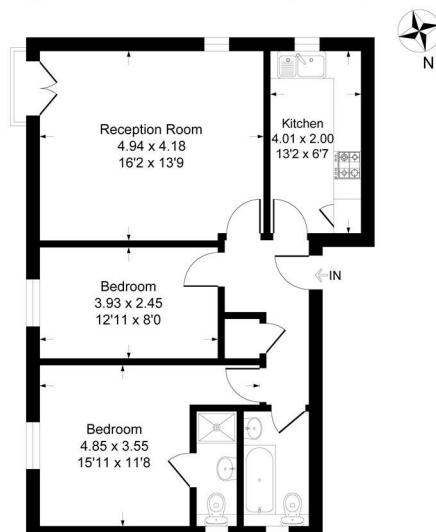






Eastdene Court, Lansdowne Road, BR1

Approximate Gross Internal Area 66.8 sq m / 720 sq ft

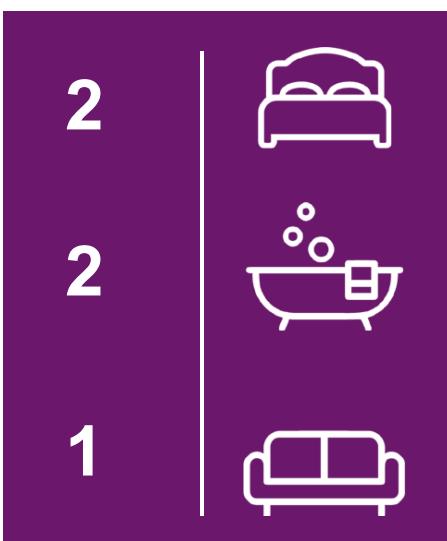


First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC RATING: B COUNCIL TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammerton

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